



8 Oak Tree Drive
London, N20 8QH

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Charming 4 Bedroom Semi-Detached Home in the Heart of Totteridge

Located on a picturesque road in the heart of Totteridge, this extended four-bedroom semi-detached home presents a fantastic opportunity for a family to create their dream home. In need of some modernisation, the property offers great potential to personalise and enhance its character.

The ground floor features two/three spacious reception rooms, a kitchen, the 4th bedroom, and a downstairs WC, while the first floor boasts three well-proportioned bedrooms, an en suite shower room, and a family bathroom. Externally, the property benefits from off-street parking, a garage, and a generous rear garden, perfect for outdoor living.

With its desirable location and excellent scope for improvement, this home is ideal for those looking to put their own stamp on a property in a sought-after area.

Located in an ideal setting within in walking distance of Totteridge and Whetstone underground station and easily accessible to Whetstone shopping centre with a choice of restaurants, as well as Marks & Spencer, Boots and Waitrose.

If you enjoy outdoor sports, this particular property is a short walking distance to Totteridge Tennis Club and within easy reach of South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks.

Local Authority: Barnet
Tax Band: G
Tenure: Freehold





































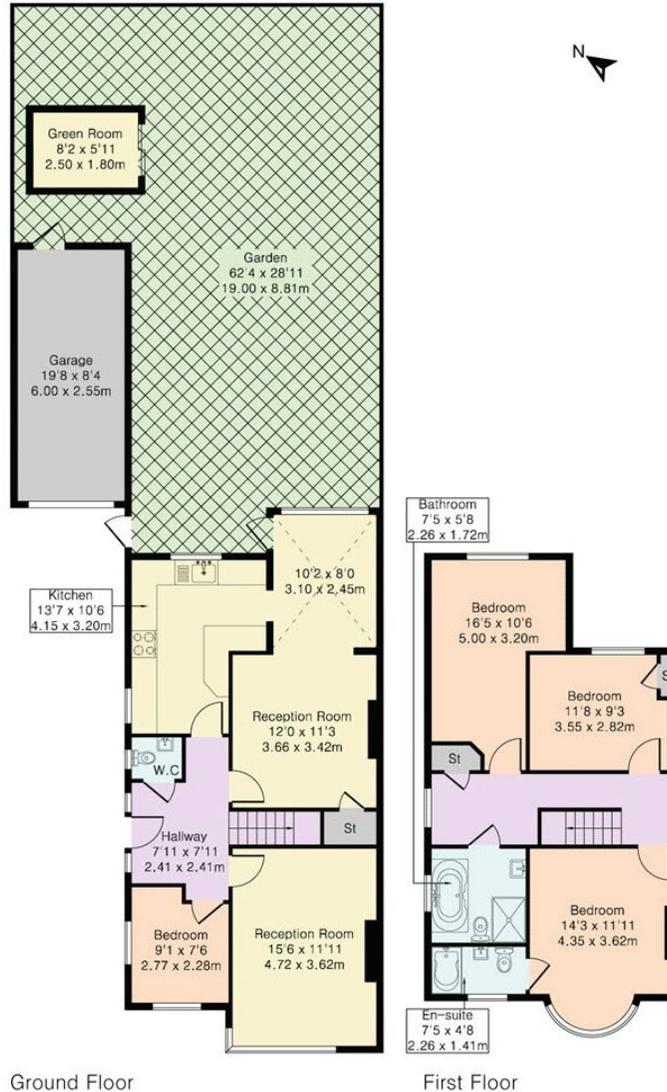
Approximate Gross Internal Area 1539 sq ft - 144 sq m

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 599 sq ft – 56 sq m

Garage Area 165 sq ft – 15 sq m

Outbuilding Area 48 sq ft – 5 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

